



## Detached Villa for sale in Cancelada, Estepona

2,400,000 €

Reference: R5364118 Bedrooms: 5 Bathrooms: 4 Plot Size: 1,983m<sup>2</sup> Build Size: 698m<sup>2</sup>





## Costa del Sol, Cancelada

Investment Opportunity – Substantial Villa with Private Pool on a 2,000 m<sup>2</sup> Plot, Just 100 Metres from Playa Guadalmansa, Cancelada, New Golden Mile

A rare investment opportunity on the Costa del Sol: a substantial 5-bedroom, 4-bathroom villa set on a generous 2,000 m<sup>2</sup> plot, located just 100 metres from Playa Guadalmansa, in the heart of Cancelada – one of the New Golden Mile's fastest-growing and most desirable enclaves.

The property is move-in ready, yet its real value lies in its potential. With a large plot, strong existing footprint, and a prime beachside position, the villa offers exceptional scope to modernise, extend, or fully reimagine – adding significant capital value in an area where prime beachside land is increasingly scarce.

Key investment highlights:

- Prime location – just 100 metres from Playa Guadalmansa, with golf courses, international schools, Estepona, Marbella, and Puerto Banús all within minutes
- 2,000 m<sup>2</sup> plot – a rare footprint on the New Golden Mile, offering flexibility for renovation, expansion, or redevelopment
- South-west orientation – all-day natural light, a key driver of resale and rental value
- Move-in ready – generates immediate use or rental income while plans for renovation are developed
- Private pool, mature garden, and generous outdoor living areas – strong appeal for both end-users and the holiday rental market
- High-growth micro-market – the New Golden Mile continues to outperform on capital appreciation, driven by sustained international demand

A rare chance to secure a substantial beachside villa with significant upside in one of the Costa del Sol's most dynamic locations.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Utility Room  
Barbeque  
Restaurant On Site

### Views

Garden  
Pool

### Pool

Private

### Security

Alarm System

### Category

Investment  
Resale

### Orientation

South  
South East  
South West

### Setting

Close To Sea

### Kitchen

Fully Fitted

### Parking

Garage

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Good

### Garden

Private

### Utilities

Electricity